

TOWN OF WALDEN PLAN CHARRETTE

hands-on planning session

05.15.2021



agenda



- Introduction
- What We've Learned So Far
- "One Word" Exercise Part 1
- "Places" Exercise
- "One Word" Exercise Part 2
- Food For Thought
- Interactive Stations Exercise



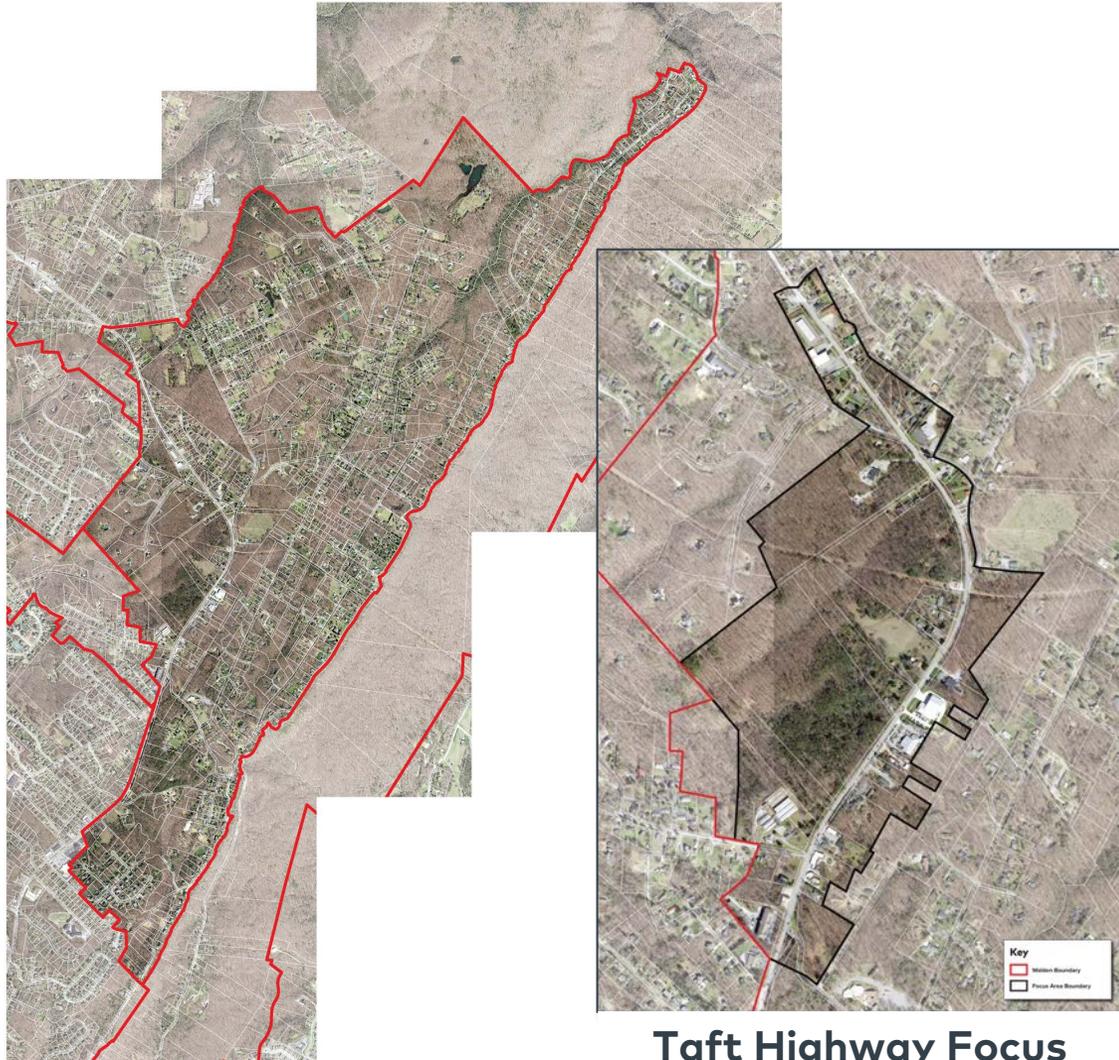
A photograph of a 'Pumpkin Patch Playground' sign and a large pumpkin sculpture. The sign is on the left, featuring a pumpkin and children. The sculpture is a large, stylized pumpkin on the right. The background shows a parking lot with cars and a building. The entire image has a light blue tint.

TOWN OF WALDEN PLAN CHARRETTE

introduction



why are we here?



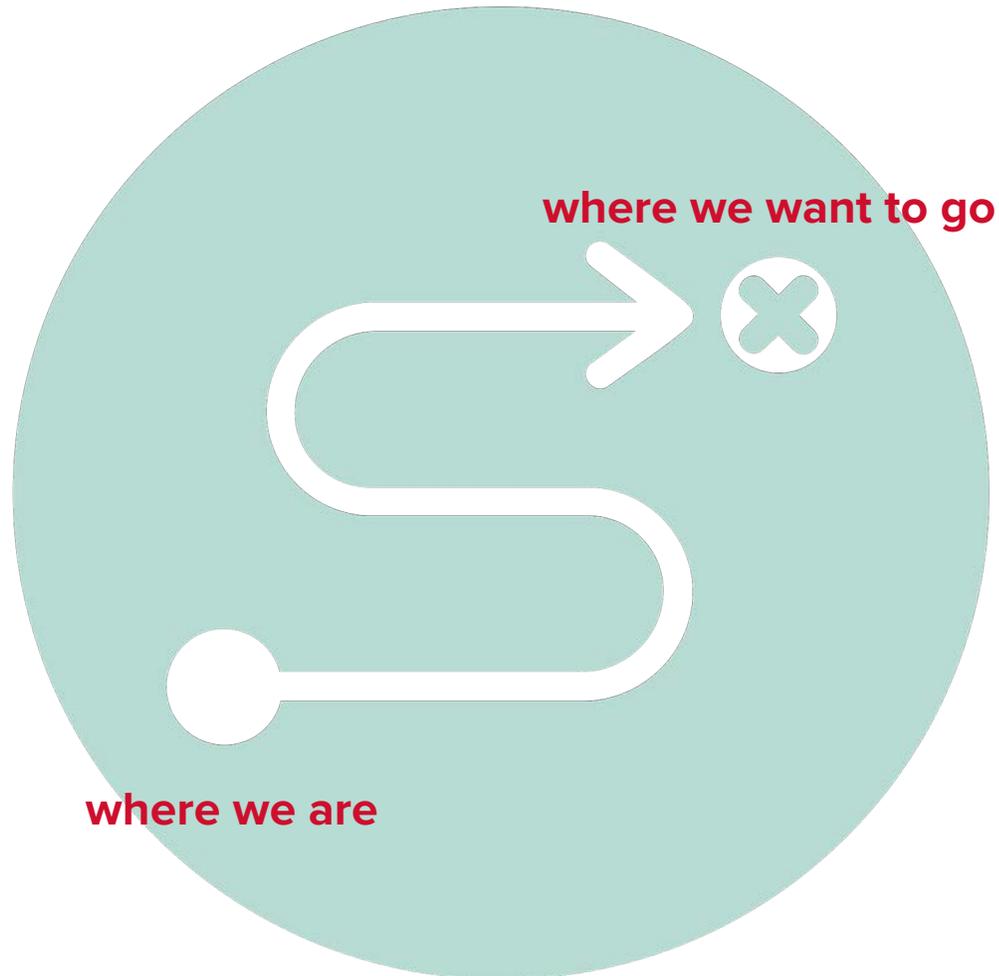
Taft Highway Focus

KC

- **Develop a land plan specific to the Town of Walden (first since 1997!)**
- **Focus on the Taft Highway Corridor**
- **Provide policy recommendations that address**
 - Land Use
 - Development Form
 - Transportation and Connectivity
 - Civic and natural assets
- **Provide zoning recommendations to guide implementation the plan**
- **Involve the public throughout the process!**



how will we use the plan?



- **Guide for Town decisions on development proposals**
- **Guide for Town decisions on capital improvement projects**
- **Guide for negotiations with neighboring communities, the county, and the state on future growth and infrastructure**

IMPORTANT: Plans should be considered living documents and updated every five years

who's leading the effort?



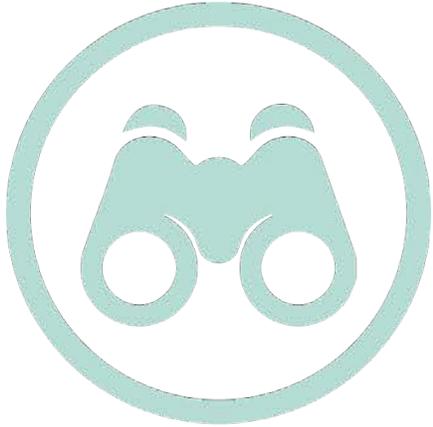
- **Town of Walden**
- **Land Use Committee**
 - Steven Bush
 - Angela Cassidy
 - Andrew Hausler
 - Alderwoman Sarah McKenzie
 - Dawson Wheeler
- **Consultant Team**



current development proposals

This planning study will include the property at the intersection of Taft Highway and Timesville Road; however, let us be clear: a development proposal has been approved for that site and may or may not be able to proceed as approved pending the outcome of current litigation.

what's the process?



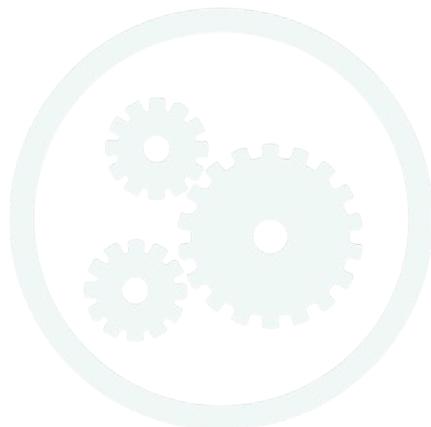
UNDERSTAND



PLAN



REFINE



IMPLEMENT

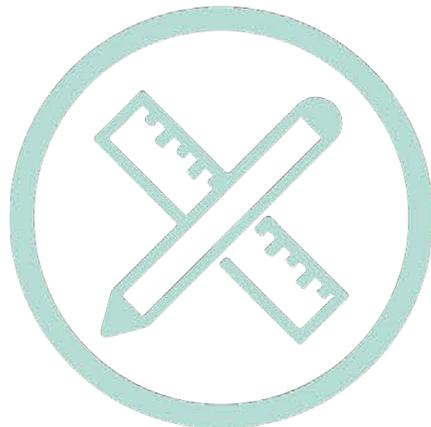
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 - Tour and Kick-off
 - Focus Group Meetings
 - Review and Analysis
- **Phase 2: Plan**
 - Planning Charrette
- **Phase 3: Refine**
 - Plan Refinement
 - Draft Plan Document
 - Draft Plan Presentation
- **Phase 4: Implement**
 - Draft Regulation Updates
 - Final Revisions
 - Presentation to Town Board



what's the process?



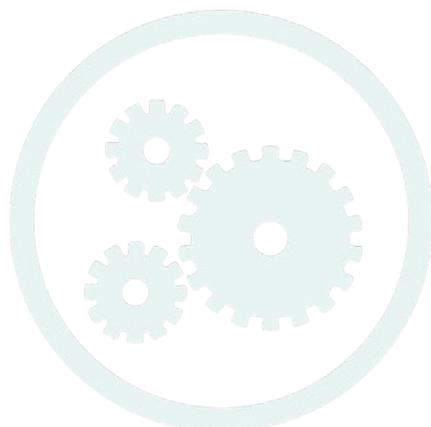
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planning charrette • hands-on planning session



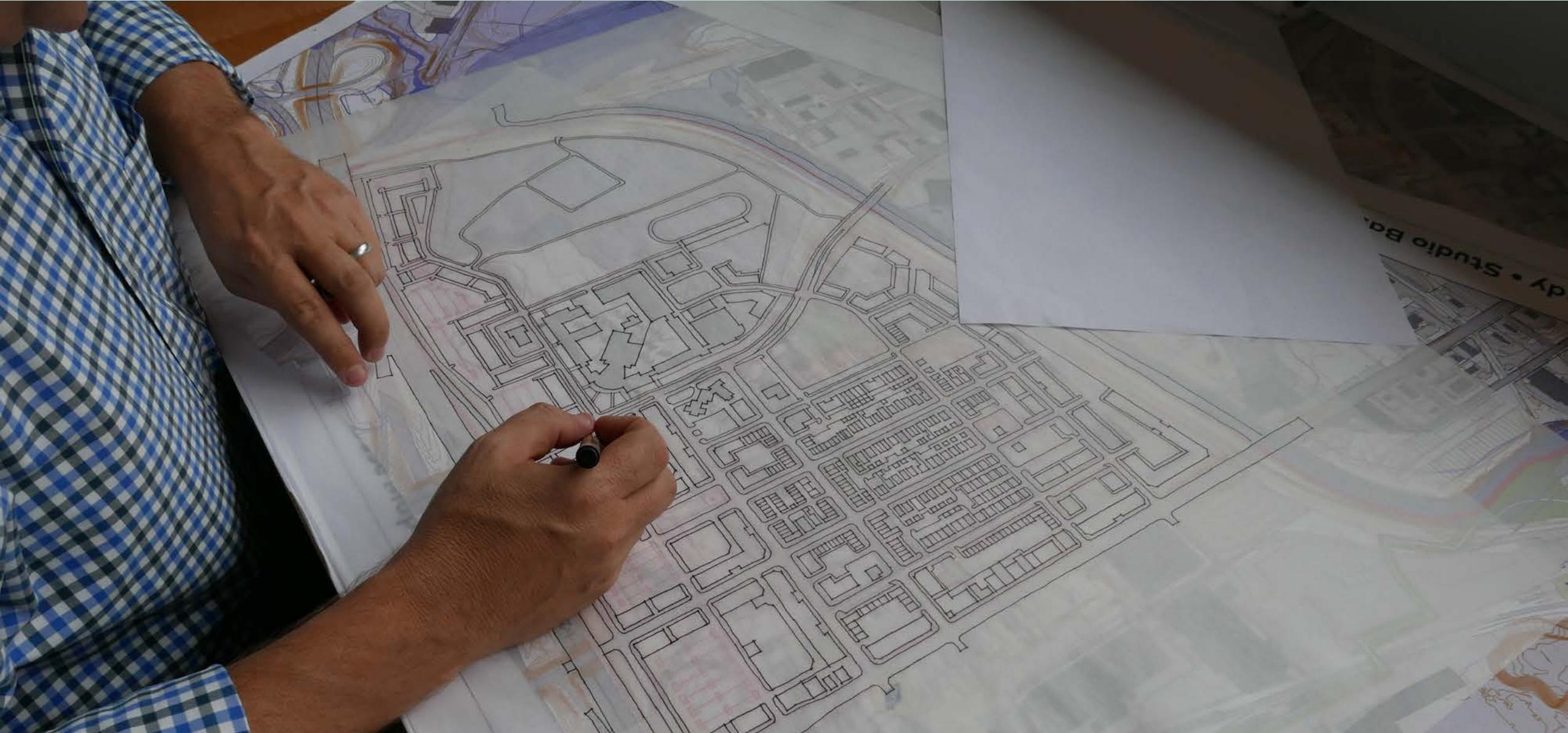
planning charrette • brainstorming



planning charrette • land use committee meeting



planning charrette • refinement



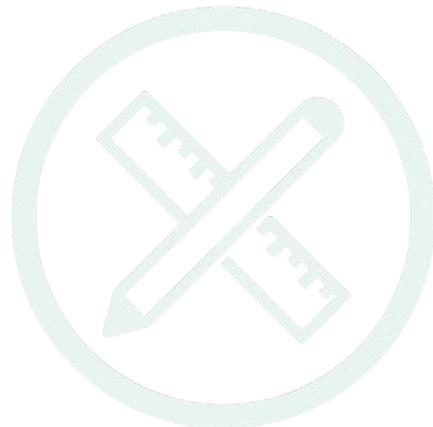
planning charrette • work-in progress presentation



what's the process?



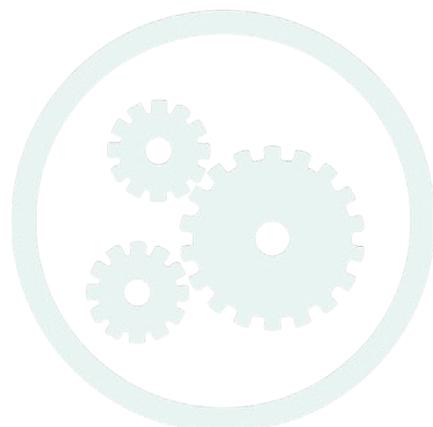
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PLAN



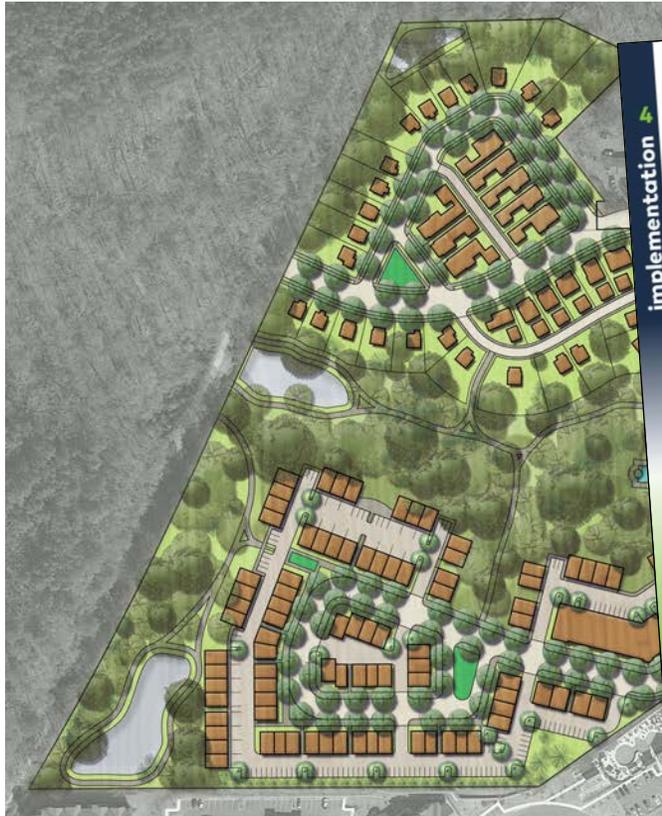
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draft plan



Illustrative P

4
implementation

Action No.	Action	Page No.	Time-frame	Responsible Party	Funding Source	Goal No.
OVERVIEW						
OV-1	Adopt this Plan as official planning policy for Whyte-Hardee Boulevard and Downtown.	51	Short term	City Commissions/City Council	NA	1
OV-2	Create an Implementation Committee that meets, at a minimum, twice a year to review progress toward implementation and make recommendations on prioritization.	51	Short term	City Council	NA	1
OV-3	Issue an annual report on implementation progress.	51	NA	Implementation Committee/City Council	NA	1
GATEWAY VISITOR DISTRICT						
GVD-1	Revisit the extent of Highway Commercial zoning near the interchange and consider limiting it to the south side of the interchange and applying General Commercial zoning north of the interchange	53, 62	Short term	Plan.-Dev. Dept./ Planning Commission/ City Council	NA	2
GVD-2	Revise Article 4 General Development Standards in the current zoning, or create design overlay zoning	53, 62	Short term	Plan.-Dev. Dept./ Planning Commission/ City Council	City	2
GVD-3	Review Article 8 Signs in the current zoning and make revisions that meet the intent of this Plan	53, 62	Short term	Plan.-Dev. Dept./ Planning Commission/ City Council	City	2
GVD-4	Implement wayfinding signage program that provides direction to Downtown, City facilities, and the East Coast Greenway	53, 62	Med. Term	Plan.-Dev., Parks-Tour. Dept./ City Council	City/Grants	3
GVD-5	Develop access control standards for Whyte-Hardee Boulevard to incorporate into the zoning regulations	55, 62	Short term	Plan.-Dev. Dept./ City Council	City	3
GVD-6	Develop streetscape standards for new development that requires sidewalk and landscaping improvements along the R.O.W.	55, 62	Short term	Plan.-Dev. Dept./ SCDOT/ City Council	City	3
GVD-7	Develop preliminary (schematic) design for street improvements to Whyte-Hardee Boulevard including the bridge over I-95 and related estimates	55, 62	Med. term	Plan.-Dev. Dept./ SCDOT/ City Council	City/ Grants	3
GVD-8	Apply project preliminary design and estimate information toward transportation grants and MPO funding availabilities	55, 62	Med. term	SCDOT/ City Council	City/ SCDOT	3
GVD-9	Develop engineering plans, specifications and estimates to bid project for construction	55, 62	Med. term	SCDOT/ City Council	City/ SCDOT	3

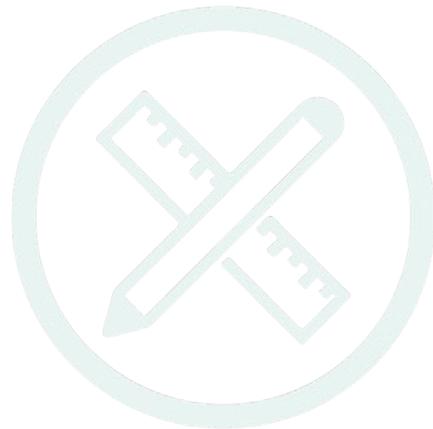
strative Rendering



what's the process?



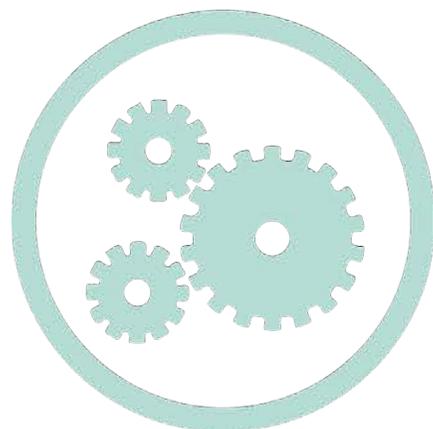
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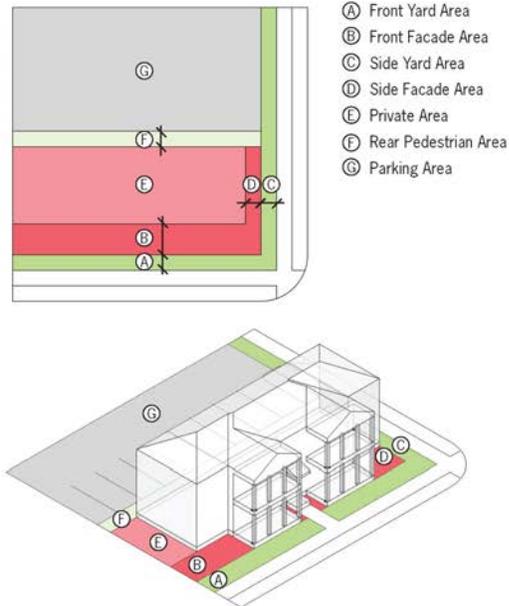
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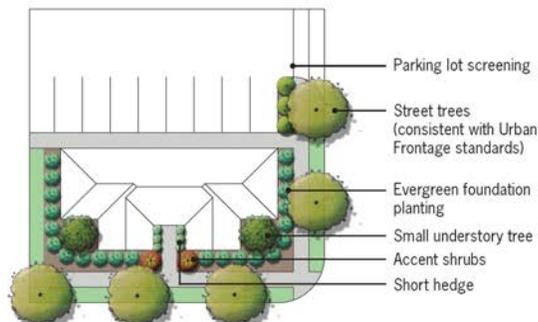


draft regulation updates

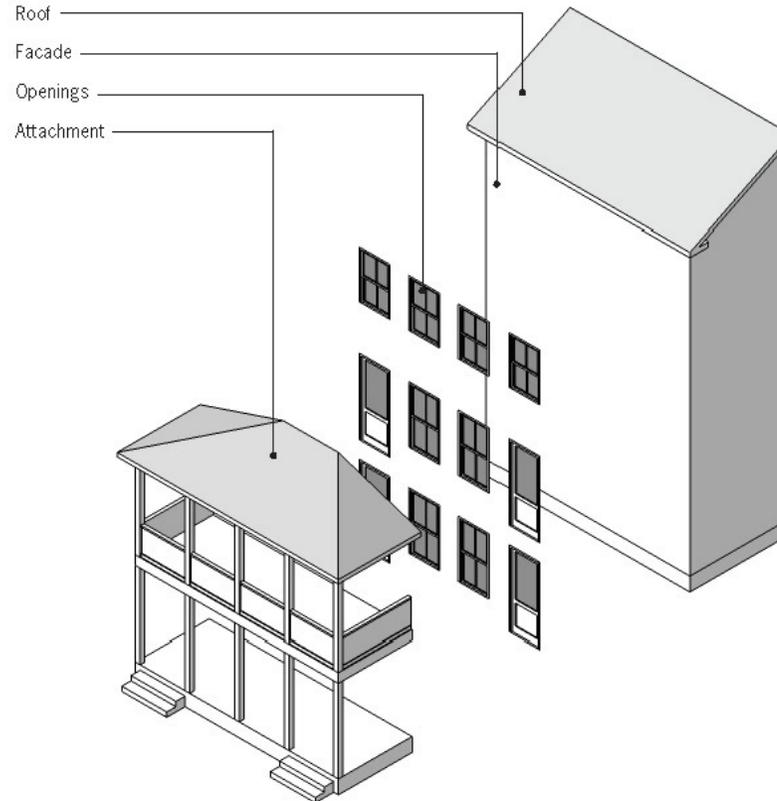
Building Placement



Landscaping



Building Component Assembly Diagram



- Focused on the Taft Highway corridor
- Bulk Regulations
 - Building Placement
 - Height
 - Massing
- Design Standards
 - Architecture
 - Parking and Access
 - Landscaping
 - Site Lighting
- Graphics to aid in understanding

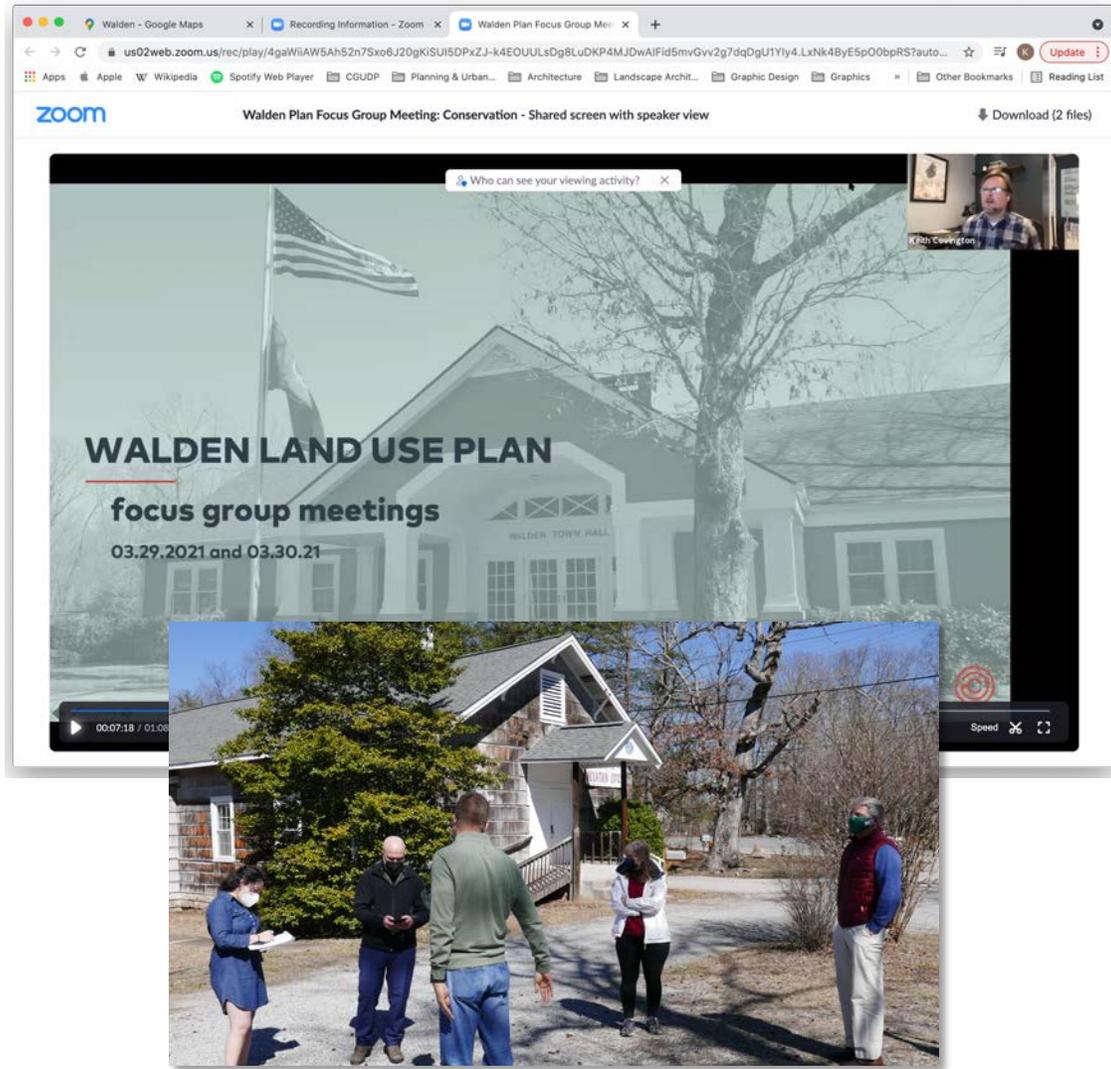
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what we've learned so far



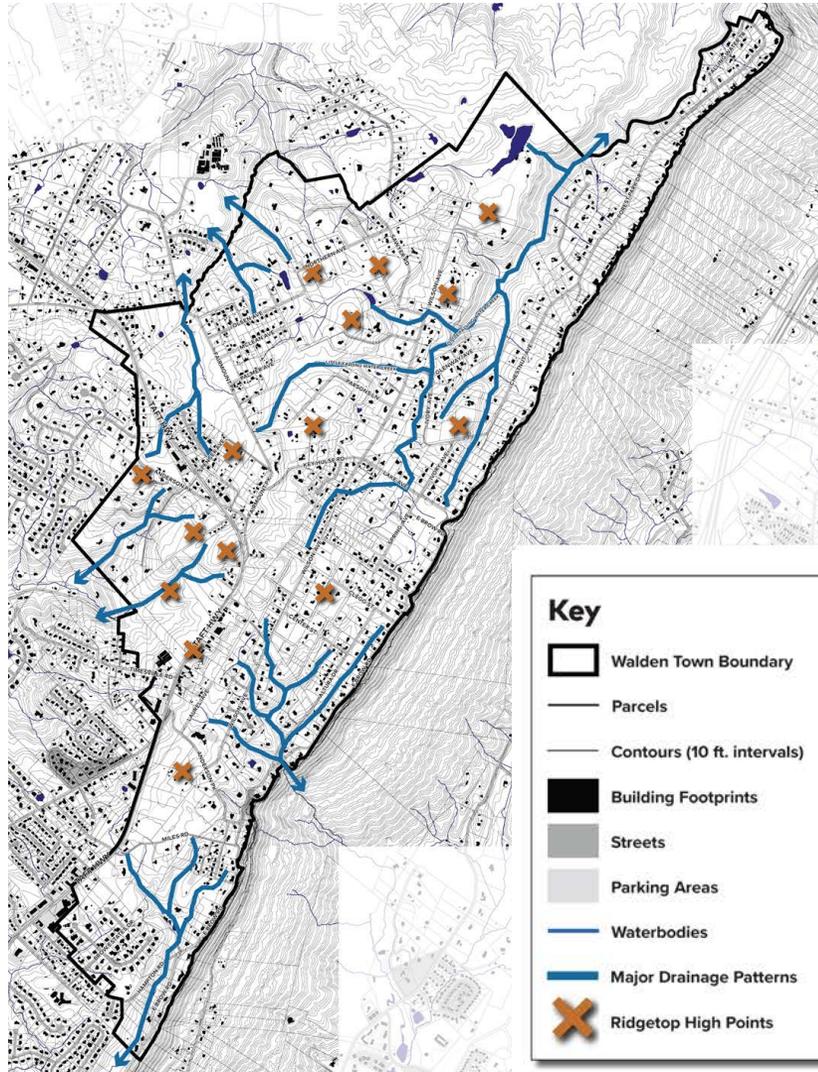
review and analysis



- **Toured the community**
- **Studied the natural and built features of the community**
- **Reviewed past planning and zoning efforts**
- **Conducted focus group meetings around specific topics**
 - **Non-profit Organizations**
 - **Government Agencies**
 - **Connectivity and Mobility**
 - **Neighborhoods**
 - **Conservation**
 - **Taft Highway Corridor Property Owners**



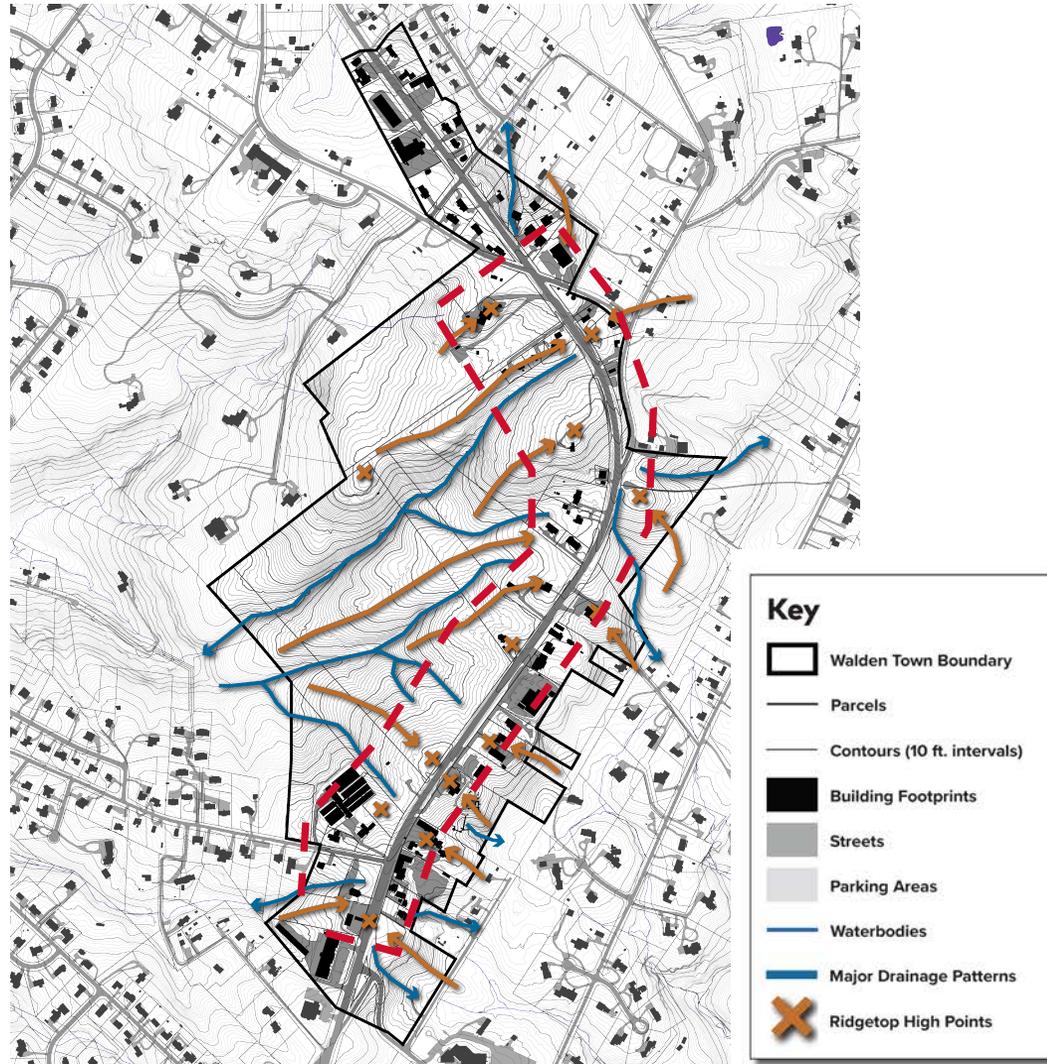
natural features



- **Topography**
 - Walden's Ridge Plateau
 - The Brow
 - Numerous ridge tops throughout
- **Waterbodies**
 - Middle Creek, Little Falling Water Creek
 - Significant drainage patterns



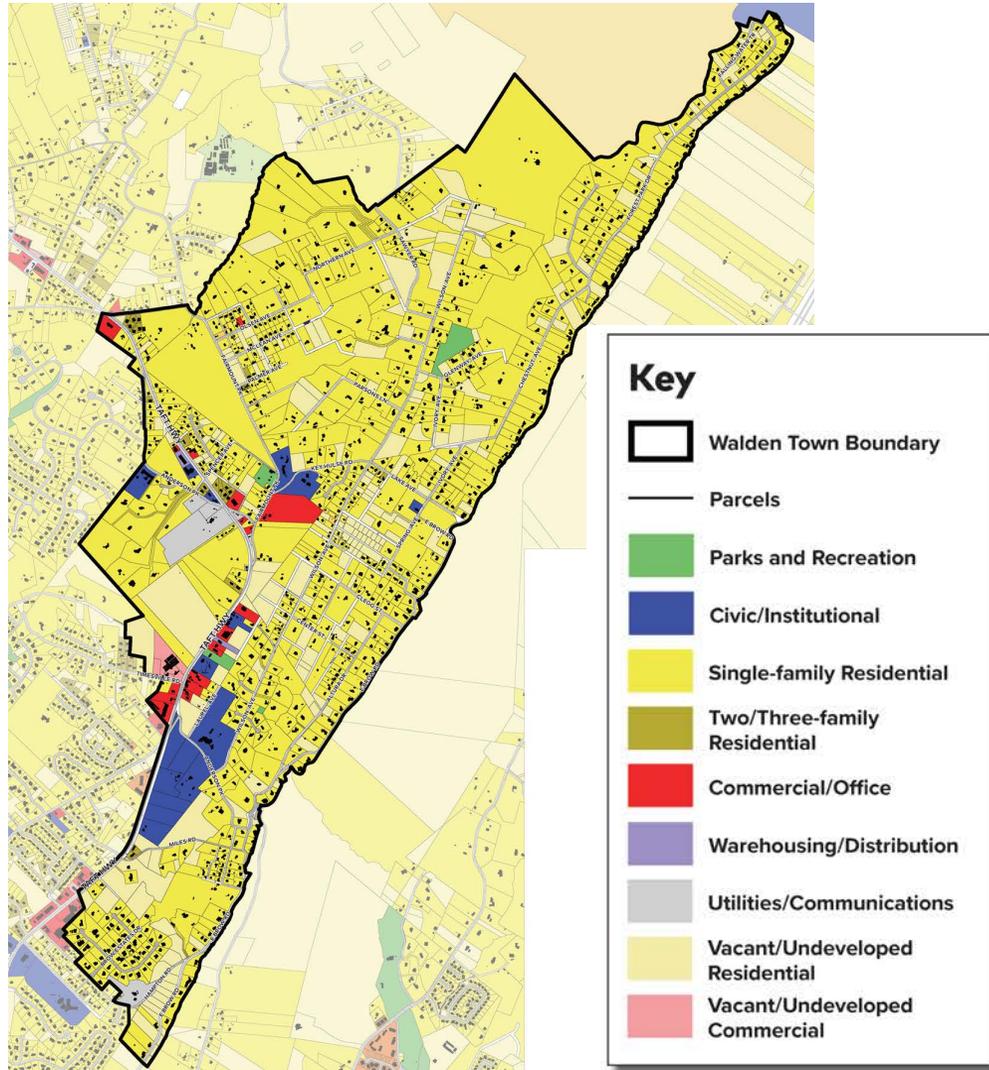
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built features: land use



- **Predominantly single-family residential pattern on large lots**
- **Nodes of small commercial and non-residential**
 - North of Spencer
 - Between Anderson and Fairmount at the bend
- **Established non-residential pattern in the southern portion of the corridor**
 - East side of Taft Hwy
 - Cluster of non-residential around the Timesville Rd intersection down to Anderson

built features: the focus area

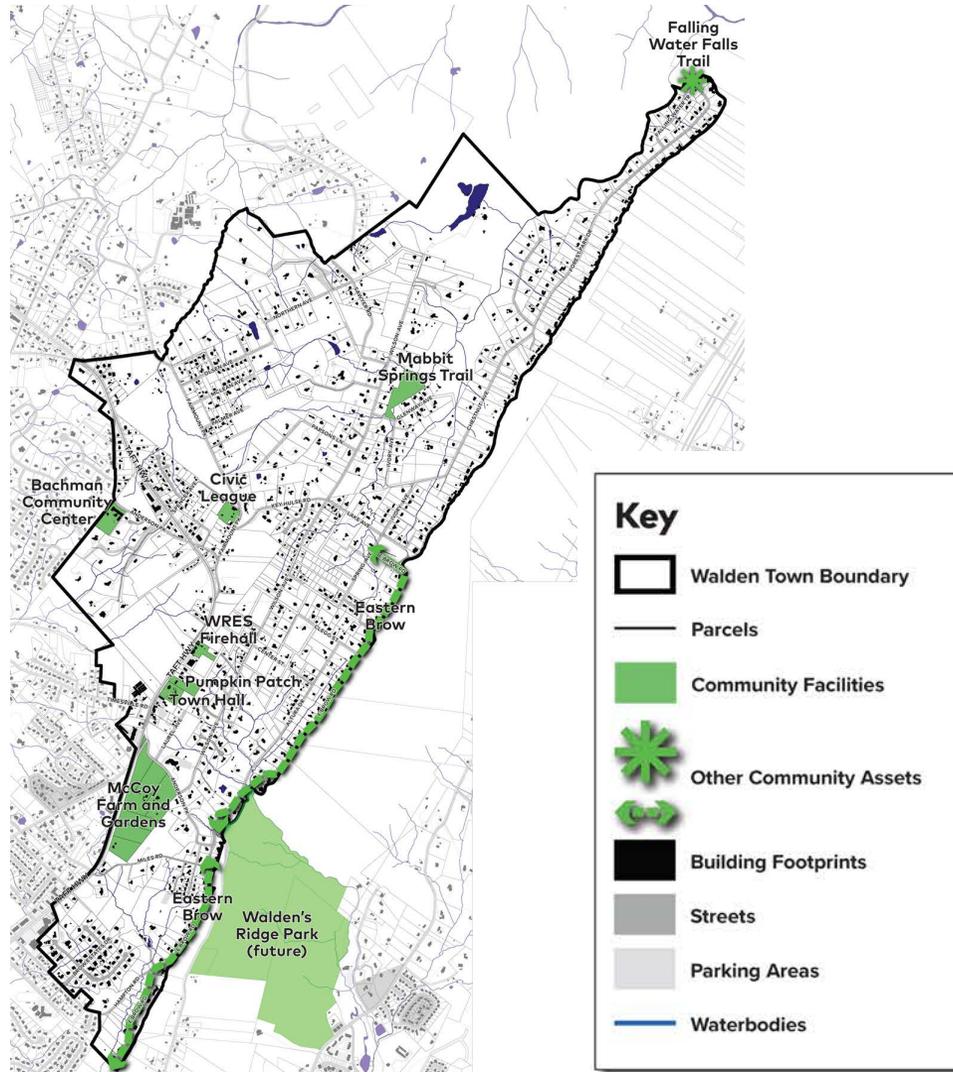


- **Land Use**
 - Service oriented
 - Vacancy
- **Buildings**
 - Small footprint
 - Set back from roads
 - Low rise
 - Generous space between buildings
- **Parking and access**
 - Parking off of Taft or beside buildings
 - Multiple curb cuts
 - Significant lack in pedestrian access
- **Sewer issues**

development character



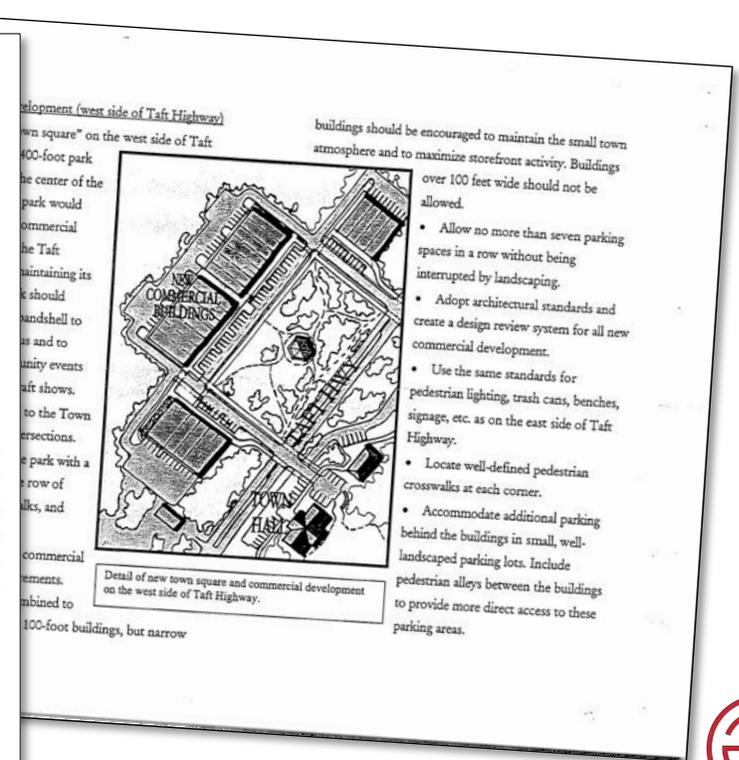
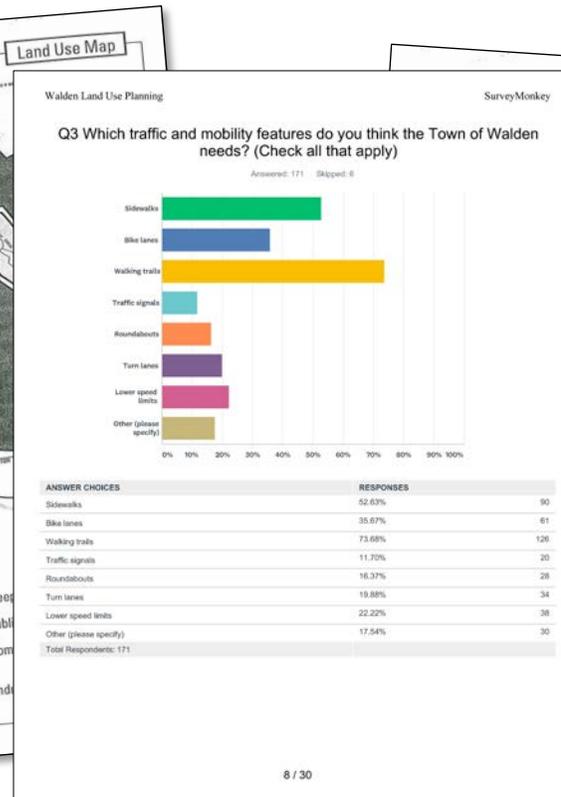
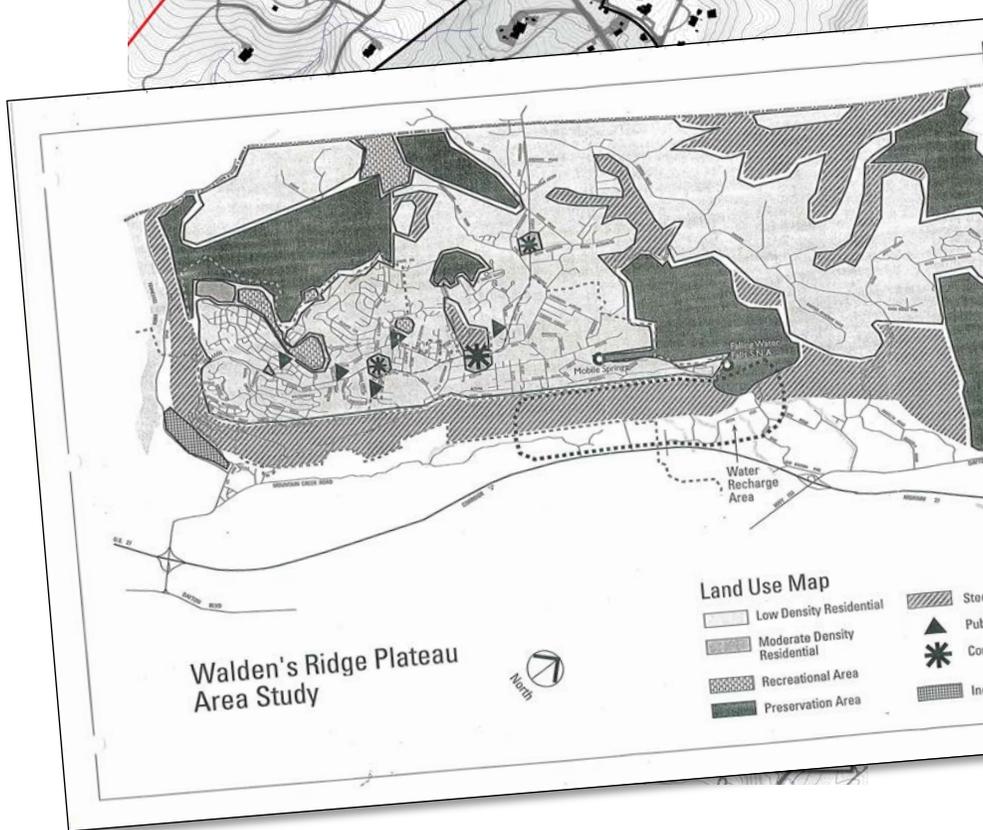
community assets



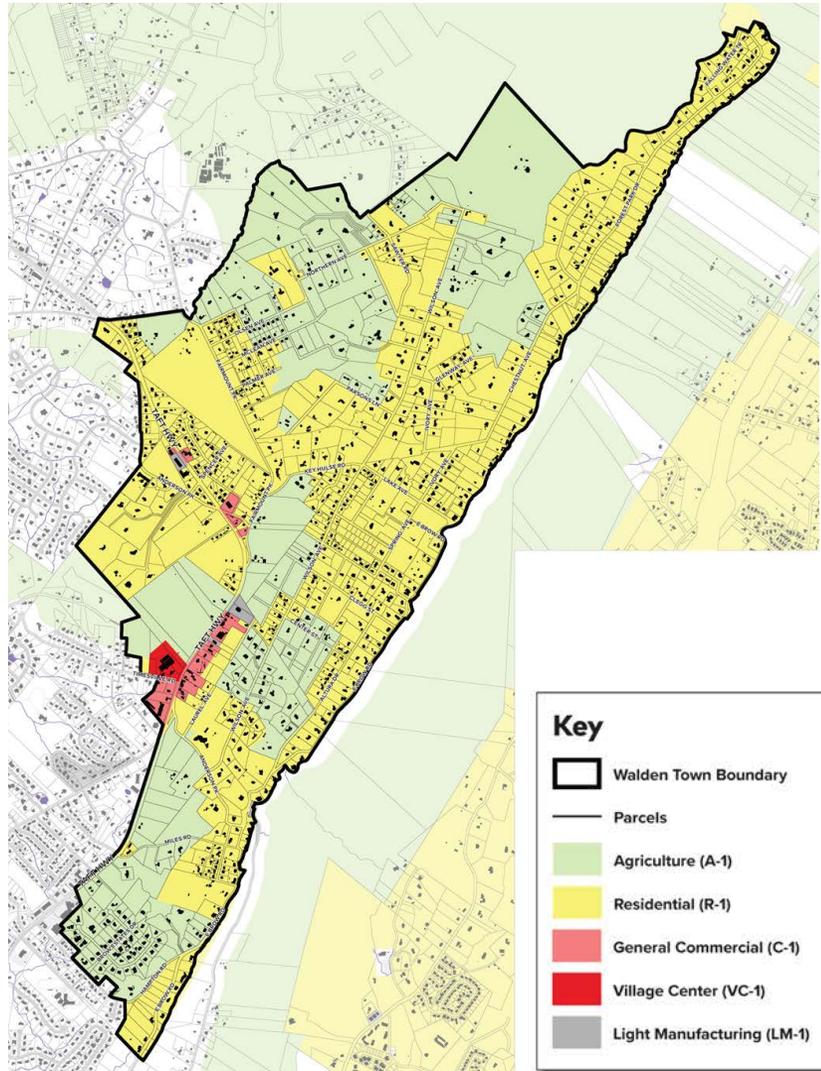
- **Many great assets throughout the Town**
 - Soon to be: Walden's Ridge Park
- **Blessing and a curse!**
 - Transient visitors
 - Speed of traffic between destinations
 - Conflicts between pedestrians and cars (no sidewalks)
 - Parking
 - Trespassing on private property
 - Wandering off the trails
- **Parks Committee charged with addressing many of these issues**
- **Leverage assets for Town benefit!**

previous planning efforts

- 1997 Walden's Ridge Plan
- 1997 Walden Town Center Plan
- 2019 Survey



zoning



- **Majority of the Town is A-1 or R-1**
 - A-1 requires a minimum lot size of 20 acres
 - R-1 requires a minimum lot size of 2 acres
 - Predominantly a single-family detached residential pattern
- **Taft Hwy non-residential is C-1, VC-1, or LM-1**
 - C-1 is predominant and is suburban, small footprint pattern that is auto-dominated
 - VC-1 is limited and is intended to be mixed-use and pedestrian-friendly
 - LM-1 is also limited and is a suburban light manufacturing zone

